

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

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NOVEMBER 23, 2004

Continued from November 16, 2004

**FROM: JOHN E. NOWAK, Redevelopment Administrator
Economic Development/Public Services Group**

**SUBJECT: PROPOSED ORDINANCE APPROVING AND ADOPTING THE CEDAR GLEN
DISASTER RECOVERY PLAN FOR THE CEDAR GLEN DISASTER
RECOVERY PROJECT AREA**

RECOMMENDATION: Read title only of proposed ordinance and waive the reading of the entire text of the proposed ordinance approving and adopting the Cedar Glen Disaster Recovery Redevelopment Plan for the Cedar Glen Disaster Recovery Project and CONTINUE TO TUESDAY, NOVEMBER 23, 2004, AT 10:00 AM for final adoption.

BACKGROUND INFORMATION: The Board of Supervisors ("Board") authorized the San Bernardino County Redevelopment Agency ("CoRDA") to take the necessary steps to pursue establishing the Cedar Glen Disaster Recovery Redevelopment Plan ("Plan") in accordance with Section 34000 et. seq., of the California Community Redevelopment Law ("CRL").

On March 16, 2004, (Item #26) the Board adopted Resolution No. 2004-47 that designated a redevelopment survey area ("Survey Area") in the greater Cedar Glen area for study purposes. The Survey Area was established to cover not only the area that was included in the Presidential Disaster Declaration, but also areas that would warrant redevelopment activities to assist in the recovery of the burn area, and to assist in preventing future disasters from occurring in the Project Area and surrounding communities.

On March 30, 2004, (Item #53) the CoRDA adopted Resolution No. 2004-56 approving a Preliminary Report for the proposed Redevelopment Plan. The proposed Plan initially included 1,400 acres within the Survey Area and called for the creation of a Redevelopment Plan under the provisions of the Disaster Recovery Plan provisions of CRL. The Report provided for a Redevelopment Plan that would be in existence for 10 years, with the ability to collect tax increment for 30 years from adoption. The use of eminent domain authority on residential properties was included in the Redevelopment Plan, therefore a Project Area Committee (PAC) was required.

Record of Action of the Board of Supervisors

APPROVED/ORDINANCE CONTINUED

FOR ADOPTION TO TUE, 11/23/04 @ 10 A.M.

BOARD OF SUPERVISORS

COUNTY OF SAN BERNARDINO

MOTION	<u>AYE</u>	<u>SECOND</u>	<u>ABSENT</u>	<u>AYE</u>	<u>MOVE</u>
	1	2	3	4	5

J. RENEE BASTIAN, CLERK OF THE BOARD

BY _____

DATED: November 16, 2004

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ITEM 060

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Project Area Committee

On March 23, 2004, (Item #67) the Board of Supervisors conducted a public hearing and adopted guidelines for the creation of a 7-member PAC and called for a PAC election. The election for PAC was held on May 1, 2004, and the Board certified the election results on May 25, 2004, (Item #26). The PAC is comprised of two representatives for residential homeowners, one for residential tenants, one for residential second-home owners, one for businesses, and two for community organizations. On October 1, 2004, the PAC voted unanimously to recommend the adoption of the Cedar Glen Disaster Recovery Redevelopment Plan.

Redevelopment Plan

The Disaster Recovery Redevelopment Plan has been prepared pursuant to the Section 34000, et. seq. of the CRL, the California Constitution, and all applicable laws. It does not present a specific plan for the redevelopment, rehabilitation, and revitalization of the Project Area. Instead, it establishes a process and framework for implementation and the alleviation/elimination of blighting conditions in the Project Area.

In general, the Redevelopment Plan provides a framework which allows CoRDA to: 1) fund property rehabilitation programs; 2) provide for affordable housing opportunities in conjunction with the County's Housing Element; 3) construct public facility and infrastructure improvements; 4) acquire property for sale or lease within the Project Area; 5) collect tax increment revenue to fund rehabilitation programs, public improvements, and other CoRDA activities; and 6) sell bonds to fund, in whole or in part, rehabilitation programs, public improvements, and other implementation activities. The Disaster Recovery Redevelopment Plan will remain in effect for 10 years and the CoRDA will have the ability to collect tax increment revenues for a total of 30 years, provided that debt service payments on outstanding bonds are required after the 10-year term of the Redevelopment Plan has expired.

Written Objections

On November 9, 2004, (Items #55 and #54) the Board and CoRDA held a joint public hearing related to the adoption of the proposed Redevelopment Plan. Written challenges to the adoption of the Plan were received within the time specified in the CRL. The Board is mandated to provide a written response in accordance with section 33363 of CRL. The written response describes the disposition of the issues raised and addresses the written objections in detail, giving reasons for not accepting specified objections and suggestions. The written responses were adopted by the Board by a resolution on November 16, 2004, with a separate action.

Ordinance

In accordance with Section 33000 et. seq., of the CRL, the ordinance outlines the basis for the adoption of the Cedar Glen Disaster Recovery Redevelopment Plan. The ordinance outlines the purpose for creating a redevelopment project area in Cedar Glen, the procedures followed, and actions taken leading to adoption of the Plan. The ordinance also approves the final properties to be included in the Project Area.

REVIEW AND APPROVAL BY OTHERS: This item has been reviewed by the County Administrative Office, Patricia M. Cole, Administrative Analyst III (387.5346) on 11/4/04 and by Deputy County Counsel Michelle D. Blakemore (387.5455) on 11/9/04.

FINANCIAL IMPACT: All plan activities and programs will be paid for with redevelopment funds and will be included in the appropriate budget.

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COST RECOVERY REVIEW: The County Administrative Office has reviewed this agenda item and concurs with the department's proposal and recommends the action on the fact that the adoption of the ordinance is a legal requirement for the adoption of the Disaster Recovery Redevelopment Plan.

SUPERVISORIAL DISTRICT (S): 3rd

PRESENTER: John E. Nowak, Redevelopment Administrator (381.7983)

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